

Ryden

TO LET

**MODERN NEWLY REFURBISHED
3RD FLOOR OFFICES
59.3 - 112.6 SQ M (638 - 1,212 SQ FT)**



**3-5 QUEEN STREET
EDINBURGH
EH2 1JE**

**NEWLY REFURBISHED
OFFICE SPACES**

**FULLY FITTED AND
FURNISHED**

**ALL INCLUSIVE FLEXIBLE
TERMS AVAILABLE**

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

3-5 Queen Street is prominently located in Edinburgh city centre on the south side of Queen Street.

Situated in Edinburgh's prestigious New Town, this highly desirable location benefits from exceptional transport links, being within 5 minutes' walk to York Place Tram Halt, Edinburgh Bus Station and Waverley Rail Station. Edinburgh city centre is a vibrant area with a mix of traditional offices, shops, hotels, serviced apartments and restaurants, alongside prime residential properties.

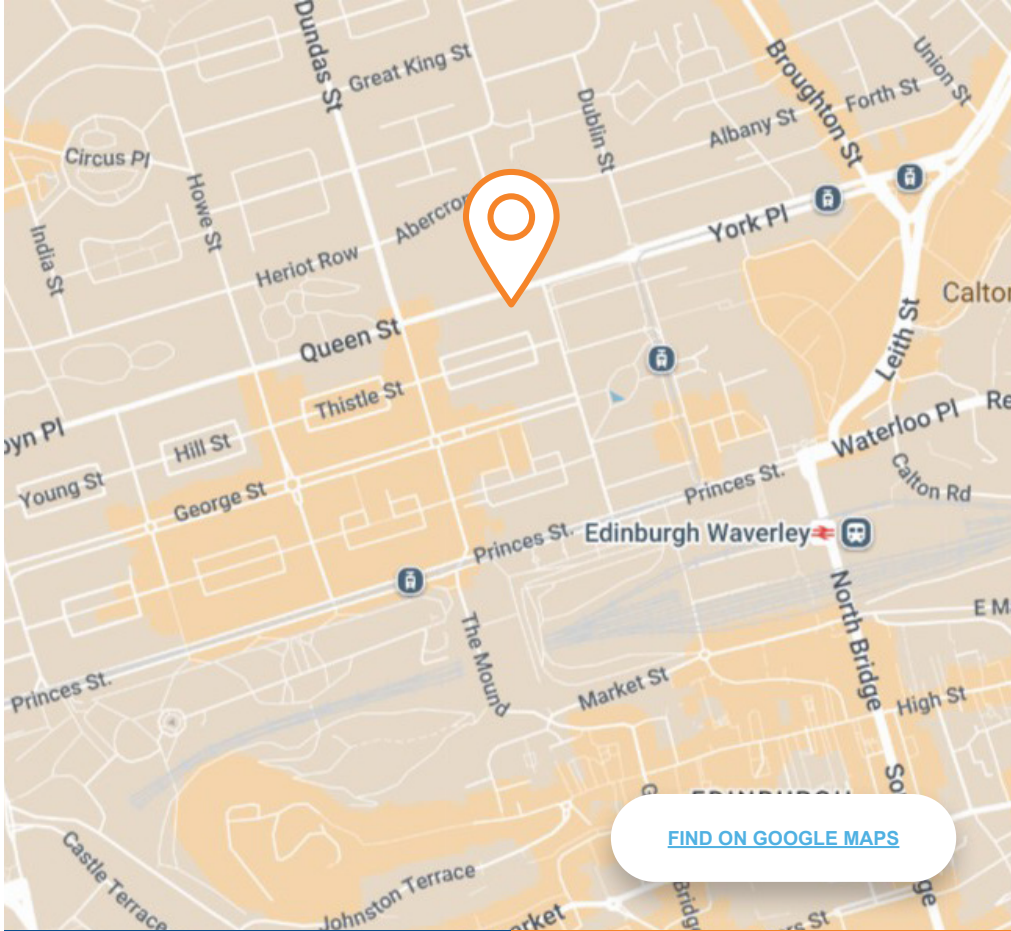
DESCRIPTION

The available accommodation is located on the 3rd floor of number 3 Queen Street and the 3rd floor of number 5 Queen Street both accessible via a new fully refurbished reception area

SPECIFICATIONS

- Passenger lift serving all floors in 4-5 Queen Street
- LED light fittings
- Floor boxes with power and data
- High speed building wifi
- Showers
- Cycle storage
- Bookable free meeting rooms at 15 Queen Street
- Cafe at 15 Queen Street





**NEWLY
REFURBISHED
OFFICE SPACE IN
THE CENTRE OF
EDINBURGH**



LEASE TERMS

The property is available to let on a traditional lease for a term to be agreed or on a flexible all inclusive license basis

ENTRY

Immediate.

PRICING

OFFICE	3F3 QUEEN STREET	5F3 QUEEN STREET
SIZE SQ FT	638	1,212
RENT P/A	£17,500	£35,000
SERVICE CHARGE P/A	£3,711	£11,719
RATES PAYABLE ESTIMATE P/A	FULL EXEMPTION AVAILABLE	£8,177
WATER P/A	£407	£911
TOTAL	£21,618	£55,807

On an all inclusive basis including utilities and WIFI the property is available for a minimum period of a year and rolling quarterly thereafter at a cost of £5.50 sq ft/ month excluding Business Rates if applicable.

VAT

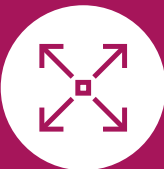
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant/purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

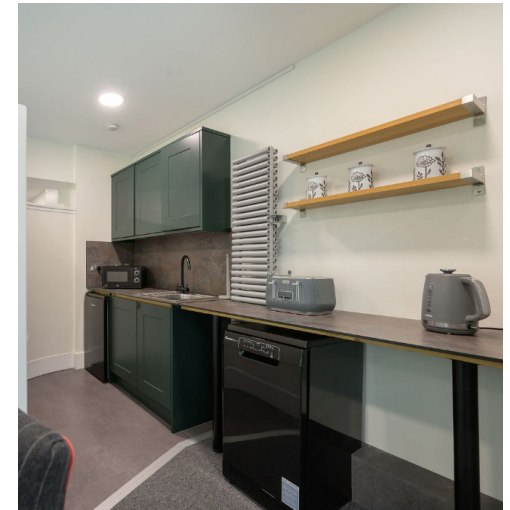
LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

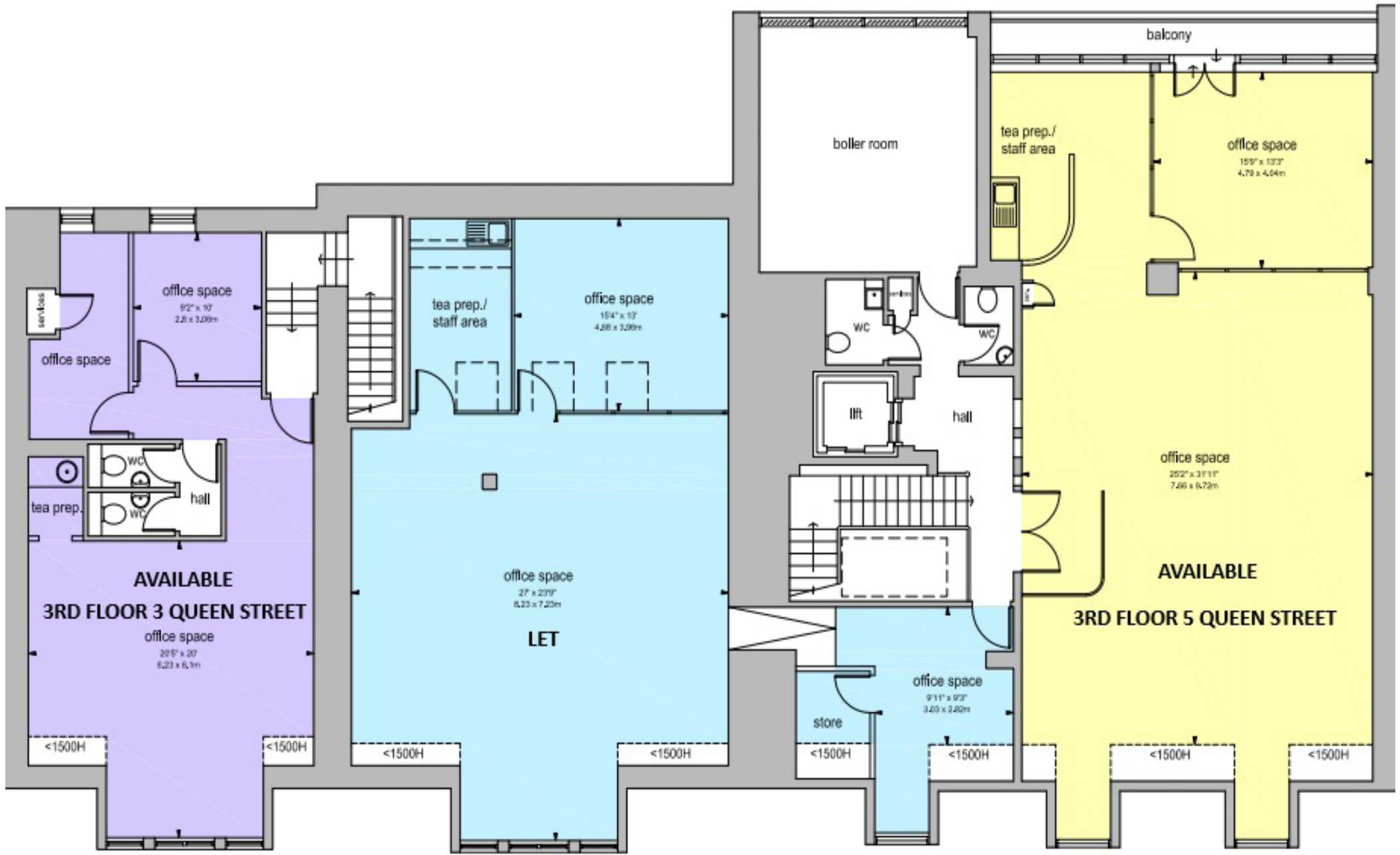
EPC

A copy of the EPC is available upon request.











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GET IN TOUCH

Please get in touch with our letting agent for more details.

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